

NEWFIELDS PLANNING BOARD MEETING  
March 16, 2006

Attendance: Michael Price, John Hayden, Bill Meserve and Town Planner Reuben Hull

Chairman Michael Price called the meeting to order at 7:00 pm.

**Preliminary Hearing-Rugg Subdvision**

Derek Rugg and Keith Ludwig were present and explained to the Board that they would like to subdivide another parcel from Map 205 Lot 2, property owned by Olive Rugg, 119 Piscassic Road which is 118 acres. The State has informed Derek that he can only have three curb cuts off of a State road. There are currently two driveways. They are considering putting in a road for access to the newly created lot. The Board suggested making the driveway the third curb cut and to make it the access or right of way to the back land rather than put in a road. The Town has no provisions regarding private roads. They discussed creating an easement, which would be the new lot's driveway, and suggested making the width of the easement a minimum of 60 feet in case they ever want to develop the parent parcel. The easement would be for the benefit of the parent parcel and for future development. The Board would like Derek to present a plan with a driveway that has the potential to become a road.

**LaBranche Subdivision-Map 208 Lot 8, 118 Old Lee Road**

Scott Frankiewicz from Beals Associates presented the proposed Labranche subdivision plan. The applicant is proposing to subdivide a 4-acre parcel from his total 10.5 acres located at 118 Old Lee Road. The test pits have been done but State acceptance has not yet been received. The frontage of the new lot will be on Overlook Drive. Joe Falzone has sent confirmation that an easement will be granted to Bob to allow access through Overlook Drive. The lot conforms to the current regulations. The applicant has requested two waivers. One waiver is for topography and soils and the other for storm drainage.

John Hayden mentioned that he does not have problem with the subdivision that Bob LaBranche is proposing. He does feel that we should use this plan as an example for the future. The Planning Board needs to address the potential expansion of cluster subdivisions in the regulations. He reminded us that the intent of the cluster subdivision is to conserve land and minimize coverage. The Board never put any thought into allowing access off of a newly created road. Mike Price noted that we are protected in the future because of the buffer provision portion of the conservation ordinance that we adopted. Reuben added that the current provision does allow for an entrance road through a buffer. We should take a closer look at our regulations regarding subdividing off of a cluster subdivision.

Bob Labranche stated that the intent of the subdivision is to create one lot not two. He wants to sell the 4-acre lot for one house. The Board would like Bob to put restrictions in the deed to prevent further subdivision. Mike mentioned that it would be beneficial to the

Town to have deed restrictions to allow for a single family home only and no additional subdivision of the 4-acre parcel.

According to Reuben the application is complete and ready for acceptance. A motion was made by John and seconded by Bill to accept the Robert & Nancy Labranche subdivision application. The motion carried. Yes-3, No-0

A motion was made by Bill and seconded by John to accept the topography waiver and storm drainage analysis waiver. The motion carried. Yes-3, No-0

Discussion of the application will be continued until next month's meeting.

### **Pride Development**

No one was present from Pride Development and no continuance was requested by the applicant. The Board reviewed the events over the past year and considered denying the application without prejudice because they did not request an extension. The consensus was to deny the application but due to the lack of a quorum no vote was taken.

### **Les Case Subdivision**

A motion was made by John and seconded by Mike to remove Les Case from the agenda. The motion carried.

### **Street Design Standards-**

Reuben distributed information regarding street design standards. Discussion focused on private roads. The benefit of a private road is that the town does not have to maintain them. Roads can be built to town standards and be privately owned. A road can also be Town approved but not accepted as a Town road. Reuben would like the Board to approve something tonight in case anyone comes in and wants to consider a private road. A motion was made by John and seconded by Bill to accept the proposed street design standards except for the private road portion. The Board also discussed signage of developments and how long signs can be left up.

### **Evergreen Estates**

Reuben reported that Jones & Beach will submit an estimate of the remaining work to be done in Evergreen Estates. The Selectmen have conditionally accepted Heath Drive and Scanlon Way and the Town has agreed to plow it.

A motion was made by Bill and seconded by Mike to approve the minutes of January 19, 2006. The motion carried. There was no meeting in February.

Reuben reported on the Capital Improvements Project. An inventory of all town owned buildings has been completed but department heads have not responded to the worksheet that was sent out. He suggested that we have them attend the Planning Board Meetings to discuss their future needs.

Bill Meserve reported that he attended the last Rockingham Planning Commission Meeting. He discussed the transfer of development rights which is a mechanism used to preserve land. The Board also talked about the development of the Newfields village area and Route 108.

Reuben will be attending a meeting regarding sidewalk funding on March 22<sup>nd</sup>. He will be making a sidewalk presentation for the committee that makes the recommendations to the State. He thinks it looks good for Newfields.

A motion was made and seconded to adjourn at 9:46pm.

Respectfully submitted,

Sue McKinnon